



**Allostock**  
Dams Lane

  
**IRLAMS**  
*of Knutsford*



Allostock, WA16 9JJ

Dams Lane

£565,000



### The Property

This beautifully presented three-bedroom, semi-detached property has been much refurbished and extended over the years to now provide light, spacious and flexible living accommodation, blending character features and modern convenience. Particular mention must be made of the large reception space to the ground floor with dining room opening to garden room overlooking the garden, the generous Living Room with feature log burner and the master bedroom with walk through dressing room and well-appointed en-suite shower room.

Located in a stunning position towards the end of a no through road with open countryside surrounding on the edge of the village whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a cobbled set and gravel driveway, providing more than ample parking, leading to the side entrance with lawned front garden retained by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with mature plants and foliage, all fully enclosed by wood lap fencing, established trees and hedging.

### Directions

From Knutsford take the A50 south towards Holmes Chapel. Continue for approximately 1 3/4 miles and turn right onto the B5081 (signposted Middlewich and Lower Peover). Follow this road, through the village of Lower Peover for approx. 3 miles and turn left into Dams Lane where the property will soon be seen on your left.



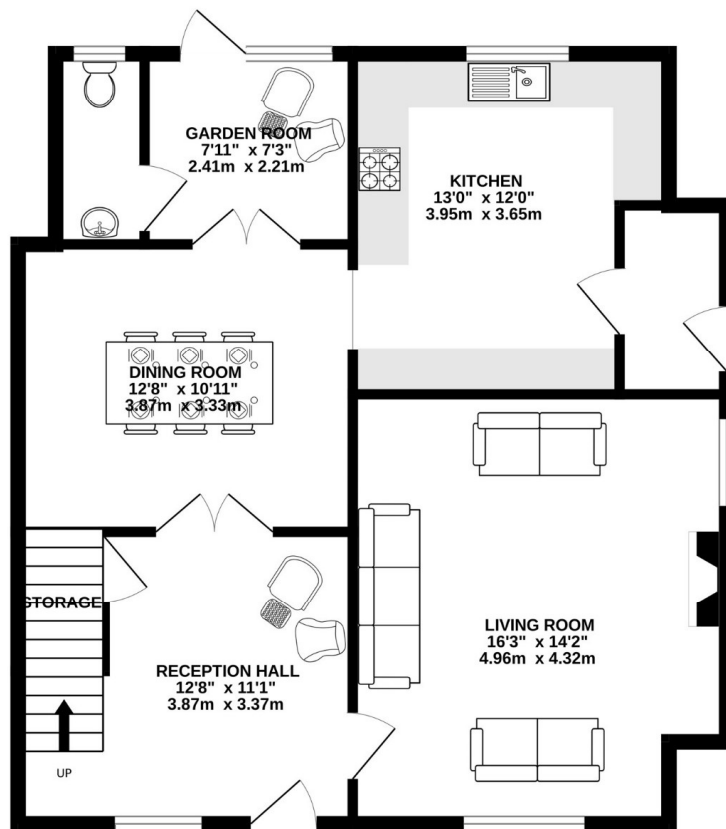
- A beautifully presented semi-detached property
- Spacious & flexible living accommodation
- Stunning semi-rural location with open countryside views
- Three bedrooms
- Two bathrooms
- Generous secluded gardens
- Gated driveway providing more than ample off road parking
- No chain

**Postcode** – WA16 9JJ  
**EPC Rating** – D  
**Tenure** – Freehold  
**Local Authority** – Cheshire West & Chester  
**Council Tax** – Band G

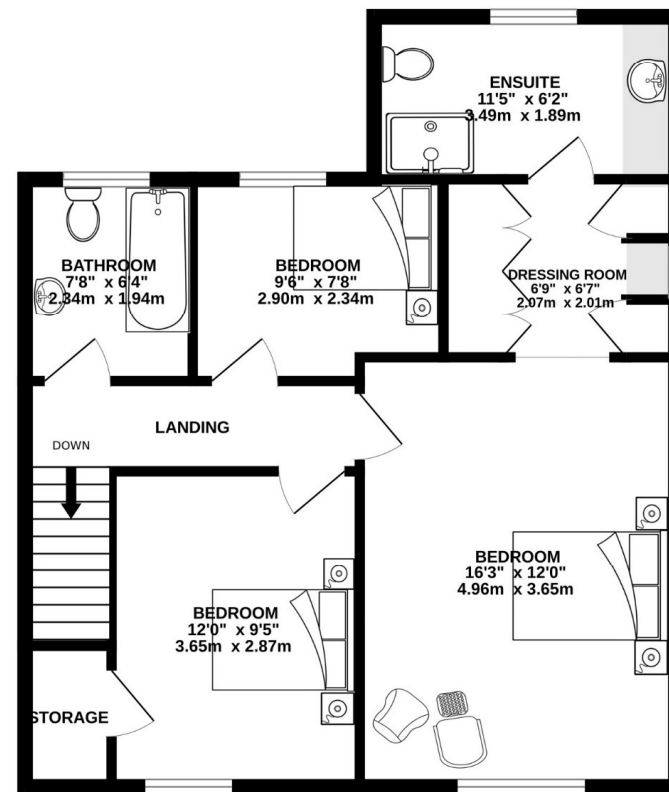




GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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